



## **AVONLEA** **266 ACRES**

- ◆ 266.04 acre acreage with treed yard located NW of Avonlea; 1½ miles North of Highway #339
- ◆ 209 SAMA cultivated acres (tame hay) and a SAMA Land Assessment of approximately 294,400 (177,054 / 160 acres); 4-strand perimeter fencing with cross fencing
- ◆ Town of Avonlea Water Supply; (2) Hydrants in Yard
- ◆ (4) 1,350 bu. Steel Grain Bins
- ◆ 32'x46' Steel Quonset
- ◆ 2½ Storey Home (1000 sq ft on main floor) - 6 bedrooms, 2½ bathrooms, open floor plan, main floor laundry, new windows, deck, full concrete basement, newer natural gas boiler for heating, vinyl siding
- ◆ Includes fridge and stove

**\$588,000.00**

